


## COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	22-374	Meeting:	August 8, 2022
	Agenda Item:	7	Roll Call:	22-1223
	Submitted by:	Benjamin R. Page, Park and Recreation Director, James M. Hoff, Facilities Manager, and Steven L. Naber, P.E., City Engineer		

### AGENDA HEADING:

Ordering construction of the following: Principal Park Phase 1 Improvements - Receiving bids, (9-13-22), and Setting date of hearing, (10-3-22). Construction Estimate - \$5,800,000.

### SYNOPSIS:

Recommend the City Council order construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. The proposed Principal Park Phase 1 Improvements will move Principal Park towards compliance with Major League Baseball's new Minor League Baseball (MiLB) facility standards and will address other deficiencies and aging components of the facility.

### FISCAL IMPACT:

Amount: \$5,800,000 City Engineer's Estimate

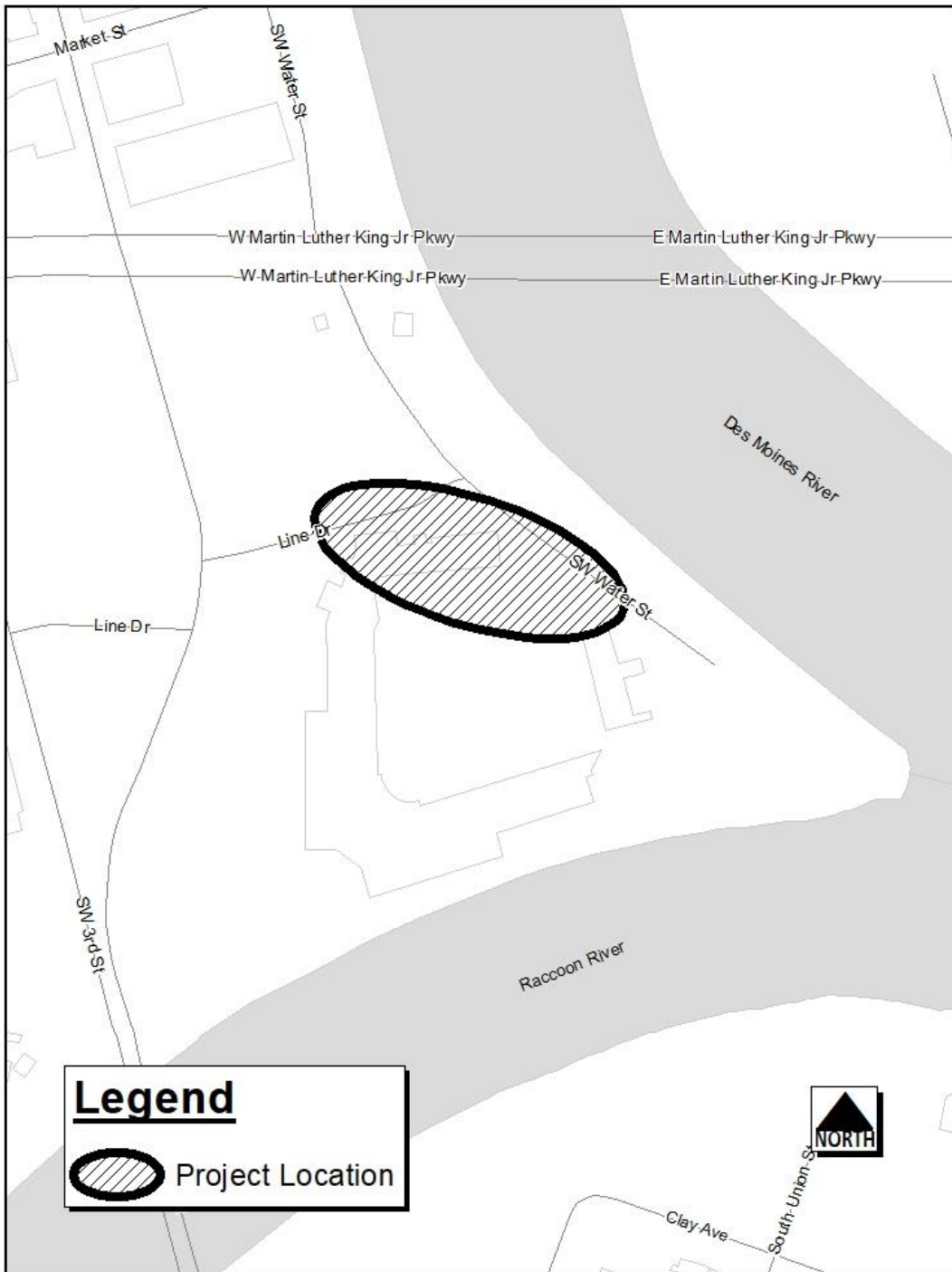
Funding Source: 2022-23 CIP, Page 70, Principal Park, PK132, Tax Increment Funding Bonds.

### ADDITIONAL INFORMATION:

- This project will address the current clubhouse building's deficient conditions which include building envelope integrity, new interior functional requirements, new player support programming requirements, new staffing facility requirements, replacement of aging mechanical, electrical and plumbing systems, and improved flood resiliency.
- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Principal Park Phase 1 Improvements, Activity ID 11-2022-010. The improvement includes the renovation of the existing clubhouse facility plus a new 2,100-square-foot infill building addition, limited site and electrical utility work, batter's eye field-of-view background screen, outfield wall enclosure, secured player's parking lot, flood protection improvements, selective demolition and reconstruction of an existing exterior roof terrace topping slab, selective demolition of existing interior concrete unit masonry partitions, plumbing work below concrete floor slab, mechanical and electrical services and equipment, new concrete unit masonry and metal studs with gypsum wallboard partitions, interior flooring, wall and ceiling finishes, hollow metal doors and frames, glazed

aluminum curtainwall system, exterior unit masonry, exterior insulation and finish system, membrane roofing system, roof terrace pavers system, decorative metal rails systems, energy efficient mechanical systems, and electrical and lighting systems; all in accordance with the contract documents, including Plan File No. 646-021/139 located at 1 Line Drive.

- The estimated construction cost of the base bid is \$5,800,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- The outfield wall enclosure and secured player's parking lot included in the description of improvements above are identified as add alternates in the bidding documents, with an additional estimated construction cost of \$735,000. Recommendation on these add alternates will be made at the time of contract award.
- The City is currently negotiating a lease amendment with the owners of the Iowa Cubs. That amendment may include up to \$1,000,000 of additional funding from the owners for this project, which would be used to cover the cost of project add alternates and/or other project costs.
- Construction of this project is anticipated to begin in fall 2022 and be completed in spring 2024, with measures taken during the 2023 baseball season to avoid disruption to regular season schedule. Per Major League Baseball, facilities must be in full compliance with new MiLB facility standards by April 2025.
- City Council, on June 24, 2019, by Roll Call No. 19-1043, approved the City of Des Moines Post Bid General Contractor Quality Assurance Questionnaire Policy in recognition that a governmental entity may obtain information from the lowest responsible bidder to determine bidder's responsibility relating to the bidder's experience, number of employees, and ability to finance the cost of the public improvement; and that Vertical Infrastructure Projects are designed for human occupancy and construction of such projects can be complex and difficult, requiring submission of the General Quality Assurance Questionnaire to the apparent lowest bidder on Vertical Infrastructure Projects as defined in the Policy.
- The Principal Park Phase 1 Improvements project is subject to City of Des Moines Post Bid General Contractor Quality Assurance Questionnaire Policy approved on June 24, 2019, by Roll Call No. 19-1043, consistent with the recognitions made by the City Council in that Roll Call and consistent with the policy.



**PREVIOUS COUNCIL ACTION(S):**

Date: June 13, 2022

Roll Call Number: [22-0948](#), [22-0949](#), and [22-0950](#)

Action: On request from Parks and Recreation for property at 1 Line Drive, to amend the PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification from Parks and Open Space to Public/Semi-Public, and to rezone from “F” Flood District and “P2” Public, Civic and Institutional District to “P2” Public, Civic and Institutional District, to bring the existing park use into conformance and to allow park improvements. Moved by Mandelbaum to adopt. Second by Gatto. Motion Carried 6-1. Absent: Sheumaker.

- (A) First consideration of ordinance above. Moved by Mandelbaum that this ordinance be considered and given first vote for passage. Seconded by Gatto. Motion Carried 6-1. Absent: Sheumaker.
- (B) Final consideration of ordinance above (waiver requested by Benjamin Page, Parks and Recreation Director), requires six votes. Moved by Mandelbaum that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#16,138](#). Seconded by Gatto. Motion Carried 6-1. Absent: Sheumaker.

#### **BOARD/COMMISSION ACTION(S):**

Board: Access Advisory Board

Date: May 18, 2022

Resolution Number: V.(c.)

Action: Approval of design.

Board: Urban Design Review Board

Date: April 19, 2022

Resolution Number: C.

Action: Approval of design.

Board: Plan and Zoning Commission

Date: May 19, 2022

Resolution Number: Item 1

Action: Part A) The requested “P2” District be found not in conformance with the existing PlanDSM future land use designation of Parks and Open Space. Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Parks and Open Space to Public/Semi-Public. Part C) Approval of the request to rezone the property from “F” Flood District and “P2” Public, Civic and Institutional District to “P2” Public, Civic and Institutional District. Approved 11-0-1

Board: Zoning Board of Adjustment

Date: June 22, 2022

Resolution Number: ZBOA 2022-000045

Action: The appeal for a Conditional Use (per City Code Section 134-6.4) for an “Events Center” use in a “P2” Public, Civic, and Institutional District , to allow expansion and renovation of the existing Minor League Baseball stadium facility, is granted. The foregoing Decision and Order was adopted by a vote of 6-0, with all Board members present voting in favor thereof.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also, partial payments to the contractor and final acceptance of work and public hearing for the lease amendment with the owners of the Iowa Cubs.

For more information on this and other agenda items, please call the City Clerk’s Office at 515-283-4209 or visit the Clerk’s Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk’s Office on Thursday afternoon preceding Monday’s Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk’s Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).